

**State of Idaho Surplus Property Auction on December 10, 2009  
at the Idaho Fish and Game Regional office on:  
3316 16<sup>th</sup> Street, Lewiston, Idaho 83501 at 1:00 P.M.**

*Purchase your piece of Idaho in beautiful Clearwater County!*



**PROPERTY DESCRIPTION**

This vacant tract is approximately 1 acre and located in North Central Idaho about 8 miles northeast of downtown Orofino, Idaho in Clearwater County, a primarily rural county. Orofino is the land of all four seasons, has something for everyone the year round. Clearwater County is a beautiful mountainous country, full of crystal clear rivers, babbling brooks and turquoise lakes.

The property is currently accessed from the paved Grangemont County Road located on the east side of the parcel. Property was utilized as a Check Station Site for the Idaho Department of Fish and Game. Power is available to the site. The property is approximately 130 feet by 330 feet, relatively level with a few trees on the property

Additional information on the property, auction date and location, and terms and conditions of sale are available on our website: [www.idl.idaho.gov/bureau/RealEstate/index\\_re.htm](http://www.idl.idaho.gov/bureau/RealEstate/index_re.htm)

**Disclaimer:** This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.

The Orofino/Grangemont Surplus property is located near great locations for camping, hiking, hunting, boating, fishing, and skiing. Travel west to fish at Dworshak Reservoir or travel east to ski at Bald Mountain Ski Area.

<b><u>LEGAL DESCRIPTION:</u></b>	In a portion of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 23, Township 37 North, Range 2 East, B.M., in Clearwater County, Idaho.
<b><u>SIZE:</u></b>	Approximately 0.99 acres, more or less
<b><u>HIGHEST AND BEST USE:</u></b>	Residential
<b><u>ZONING:</u></b>	Farm/Forest
<b><u>IMPROVEMENTS:</u></b>	None
<b><u>UTILITIES:</u></b>	Power available nearby
<b><u>APPRAISED VALUE:</u></b>	\$ 24,000.00

An interested bidder must submit the \$3,000.00 earnest money deposit in the form of a bank-issued check, such as a cashier's check or certified check, in U. S. dollars, payable to the "State of Idaho, Department of Lands" at the time of auction in order to become a qualified bidder. The earnest money from the successful bidder will be considered earned and becomes non-refundable liquidated damages in the event of the purchaser's default. No bid of less than the appraised value will be accepted.

The successful bidder will be responsible for all cost of sale including appraisal, survey, advertising, closing costs and title insurance premiums. The successful bidder will provide payment for appraisal and advertising costs at the close of the auction. Personal checks will be accepted for any amounts due over the original deposit to cover these incidental expenses. The closing date to be within forty-five (45) days, from the date of the auction of said parcel.

**Reservations:**

Lands listed for sale are typically subject to a prior reservation to the United States of America for rights of way over and across said lands for ditches and canals constructed by authority of the United States. All mineral rights are normally reserved to the State of Idaho.

**No Warranty of Suitability, Environmental Cleanliness or Property Title:**

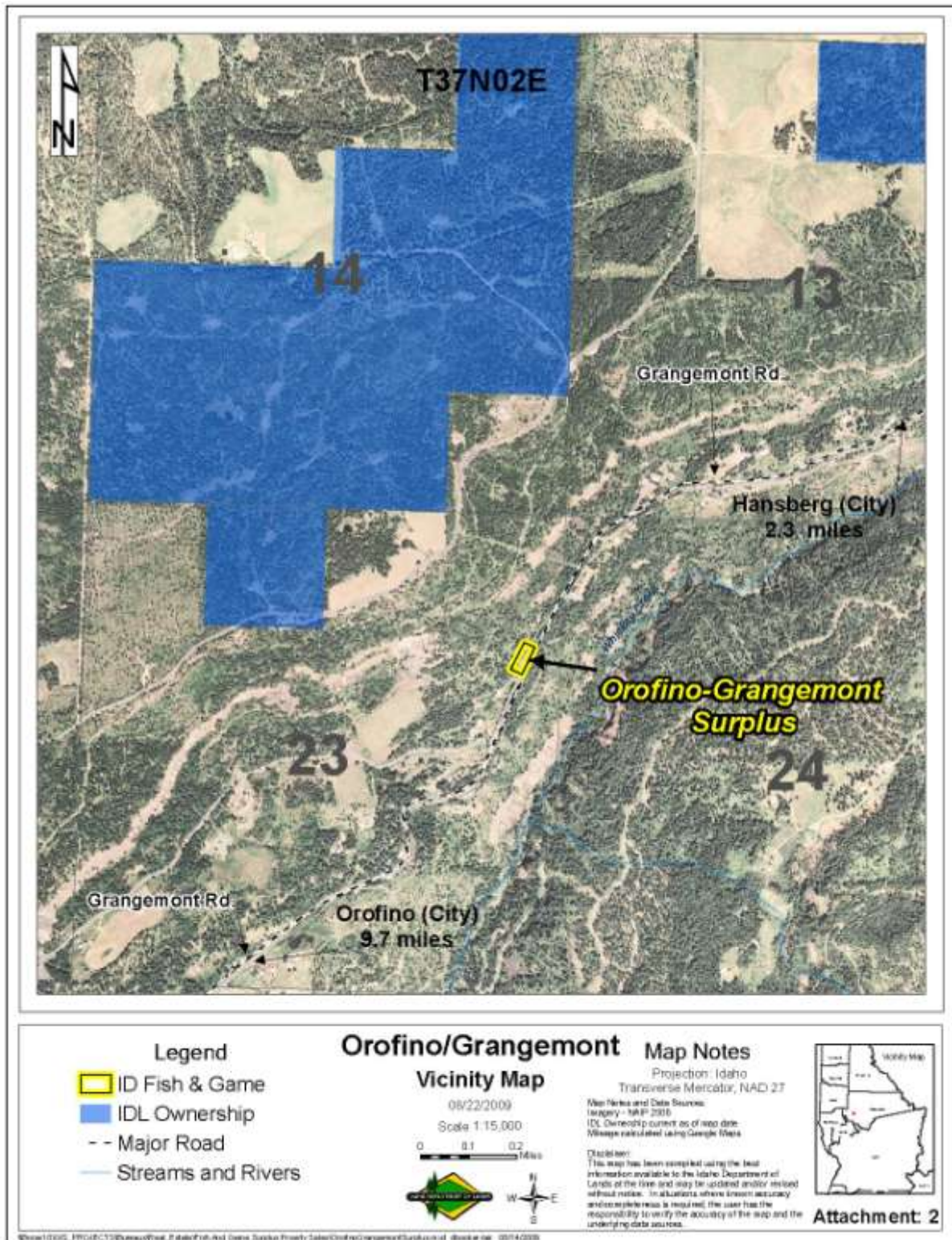
The potential purchaser is encouraged to perform their own due diligence in regard to the status of property title or environmental conditions of the property being sold by the State of Idaho. The State of Idaho provides no warranty of suitability, environmental cleanliness or property title.

For additional information on qualifications for Bidders, earnest money deposit, property information, auction date and location, and terms and conditions of sale is available on our website: [www.idl.idaho.gov/bureau/RealEstate/index\\_re.htm](http://www.idl.idaho.gov/bureau/RealEstate/index_re.htm)

**For More Information Please Contact:**

Tracey Rauch, P.O. Box 83720, 300 N. 6<sup>th</sup> St. Suite 103, Boise, Idaho 83720-0050,  
(208) 334-0230 Fax (208) 334-3698 [trauch@idl.idaho.gov](mailto:trauch@idl.idaho.gov)

**Disclaimer:** This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.



**Disclaimer:** This information is designated for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information related to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property.